

**BRIGHAM CITY PLANNING COMMISSION MEETING  
TUESDAY, AUGUST 05, 2008 – 6:30 PM  
BRIGHAM CITY COUNCIL CHAMBERS**

<b>PRESENT:</b>	Barbara Poelman	Vice Chairperson
	Lynda Berry	Commissioner
	Paul Fowler	Commissioner
	Reese Nielsen	Commissioner
<b>ALSO PRESENT:</b>	Ruth Jensen	City Council Liaison
	Jared Johnson	Community Development Manager
	Mark Bradley	City Planner
	Eliza McGaha	Secretary
<b>EXCUSED:</b>	Joan Peterson	Chairperson
	Deon Dunn	Commissioner
	Roger Handy	Commissioner

**AGENDA:**

WORK SESSION – AGENDA REVIEW

REGULAR MEETING

PLEDGE OF ALLEGIANCE

~~APPROVAL OF WORK SESSION MINUTES AND REGULAR MEETING MINUTES~~

PUBLIC COMMENT (*Per Utah Code, will receive input only, no decision can be made*) for items not listed on the agenda.

PUBLIC HEARING <sup>2</sup> / APPLICATION #3029 / PRELIMINARY PLAT - KIRK NELSEN 1 LOT SUBDIVISION / 925 WEST 1075 SOUTH (GEORGIA DRIVE) / KIRK NELSEN

PUBLIC HEARING <sup>2</sup> / APPLICATION #3045 / PRELIMINARY PLAT - BEETON SUBDIVISION / 470 SOUTH 100 WEST / REESE BEETON

CONTINUATION OF APPLICATION #3036 / ZONE CHANGE FROM A-5 (AGRICULTURAL DISTRICT) TO RR-1 (RURAL RESIDENTIAL DISTRICT) / 3205 WEST FOREST STREET / JEFF PACKER

APPLICATION #3053 / LAND USE ACCEPTANCE PER UTAH CODE 10-9a-305 / BOX ELDER HIGH SCHOOL ADDITION & REMODEL / 380 SOUTH 600 WEST

**DISCUSSION:**

- APPLICATION #3054 / MACE SUBDIVISION SKETCH PLAN / 1200 S. HWY 89-91 / BOB THURGOOD
- WORK SESSION – AGENDA REVIEW

## **REGULAR MEETING:**

Ms. Poelman opened the regular meeting at 6:30 p.m. Lynda Berry led the Pledge of Allegiance.

**MOTION:** A motion was made by Reese Nielsen to amend the agenda to remove the approval of work session minutes and regular meeting minutes. The motion was seconded by Paul Fowler the motion passed unanimously.

## **PUBLIC COMMENT (*Per Utah Code, will receive input only, no decision can be made*):**

There was no public comment.

## **PUBLIC HEARING <sup>2</sup> / APPLICATION #3029 / PRELIMINARY PLAT - KIRK NELSEN 1 LOT SUBDIVISION / 925 WEST 1075 SOUTH (GEORGIA DRIVE) / KIRK NELSEN:**

Mr. Nelsen would like to subdivide this parcel of land creating a one lot subdivision for the storage unit facility that exists out there. As part of that, Georgia drive would be dedicated to the extension of lot one. The remaining parcel would remain but not as part of the plat so it could be properly divided at a future date. Mr. Bradley proceeded with a visual presentation. Subdividing the property will require the street width to be dedicated and the improvements installed. The applicant is not proposing any development at this time.

**MOTION:** A motion was made by Reese Nielsen to open the public hearing for application #3029. The motion was seconded by Lynda Berry and passed unanimously.

Mr. Fowler stated that his father owned the adjoining property but did not feel he had a conflict.

Joe Siggard came forward and stated he did not have an objection to the application. He said his understanding was that UDOT required any access off of 1100 South to be back 500-feet. He said there would be a significant bend into the intersection when 1050 west opens up; his concern was in being able to meet the UDOT requirements if the street is dedicated and improved prior to that happening. Mr. Bradley stated that was a concern brought up in the sketch plan. Before Mr. Nelsen would be required to dedicate the road all the way to the end of lot one, it would have to be certain it would work. Mr. Nelsen was told by the person he contacted that it would be 300-feet; however, UDOT will require 500-feet. Even with 500-feet, the City Engineer, Kent Jones, is very confident that the curvature and radius of the extension of Georgia Drive to the 500-foot area will work in regards to dedicating that street to the end of lot one.

Mr. Siggard commented that it would be nice if it went straight. The access by the Chevron is very close to the street and it creates a mess with traffic. He said according to UDOT rules, personal property can access at 200-feet back if a 53-foot right-of-way is dedicated. Mr. Siggard said he would prefer to see Georgia Drive go straight to 1200 west and then go north.

**MOTION:** A motion was made by Reese Nielsen to close the public hearing for application #3029. The motion was seconded by Lynda Berry and passed unanimously.

Mr. Fowler asked for clarification that the road had been evaluated for the mentioned 500-feet and it had been determined that it will be feasible for a good driving flow. Mr. Bradley replied, according to the City Engineer, that statement was correct. Mr. Fowler asked if it would be easier to adjust the angle of the road now, rather than later, to make it work.

**MOTION:** A motion was made by Reese Nielsen to continue application #3029 to the August 19, 2008 meeting so that Staff can come back and

present to the Planning Commission a conceptual road design layout, coordinated with the City Engineer, that shows how this road, as proposed to be dedicated, would connect down at 1050 West to provide sufficient offset to 1100 South and to provide the 500-feet that the UDOT requires for intersections on that type of road. The motion was seconded by Paul Fowler and passed unanimously.

**PUBLIC HEARING <sup>2</sup> / APPLICATION #3045 / PRELIMINARY PLAT - BEETON SUBDIVISION / 470 SOUTH 100 WEST / REESE BEETON:**

Mr. Bradley explained the application using a visual presentation. There is an existing home on lot two. There is an existing shed on lot one that was misnoted as being a home. The shed faces 200 West and appears to sit back far enough that it would meet the requirements for a shed that could be in that proximity to the property line. The lots comply and meet the requirements of the zoning of that district.

Reese Beeton came forward and stated that the smaller shed on the property line had been removed. In regards to item six on the Staff comments about the street improvements being required in the public right-of-way, he said he has no plan to build on the other lot and would like to defer the sidewalk at this time as it would be the only sidewalk on that side of the street as it is a peach orchard. Mr. Bradley stated that a formal letter of request would be required to start the process and then it would be evaluated.

Mr. Beeton said the property had been surveyed and they found the property line goes down the driveway of the house on 100 West. Due to the fact that he owns both pieces of property, Mr. Beeton said he would like to move the property line over to give ample clearance on the 478 property from the 470 property. He asked if he could do that now or if he had to wait until a later date. Mr. Bradley replied that Staff would need to meet with him and his engineer to look at how they plan to move that parcel. The key on lot number two is that it still meets the frontage and area widths. Due to the fact that there may be corrections and changes made to this subdivision it was suggested it may be wise to continue this application.

**MOTION:** A motion was made by Lynda Berry to open the public hearing for application #3045. The motion was seconded by Reese Nielsen and passed unanimously.

There was no public comment.

**MOTION:** A motion was made by Reese Nielsen to close the public hearing for application #3045. The motion was seconded by Lynda Berry and passed unanimously.

Mr. Johnson stated that per Title 29 Brigham City Zoning Ordinance, the sidewalk would need to be installed at the time of subdivision unless the applicant chose to request a deferral at which time it would go through the evaluation process.

**MOTION:** A motion was made by Reese Nielsen to continue application #3045 to the August 19, 2008 meeting in order for the applicant to formally request a sidewalk deferral; for the Staff to evaluate it and make a recommendation for the sidewalk referral, with scoring, to the Planning Commission; and if convenient in the meantime, that the correction to the south property line be addressed at the same time. The motion was seconded by Lynda Berry and passed unanimously.

**CONTINUATION OF APPLICATION #3036 / ZONE CHANGE FROM A-5 (AGRICULTURAL DISTRICT) TO RR-1 (RURAL RESIDENTIAL DISTRICT) / 3205 WEST FOREST STREET / JEFF PACKER:**

Jeff Packer came forward and asked for the Planning Commission's approval on this application. He said he understood that application could be made in the future regarding a planned unit development.

**MOTION:** A motion was made by Reese Nielsen to forward application #3036 to the City Council with recommendation for approval the zone change from A-5 to RR-1 with the stipulation that the zone change will comply with the Staff evaluation; comply with Code 10-9a-502 Public Hearing and that it comply with Chapter 29.02 Administration; based on the finding of fact the applicant will comply with the Staff evaluation and that such use will not under the circumstances of the particular case be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity and that such use is in compliance with the Brigham City General Plan. The motion was seconded by Lynda Berry and passed unanimously.

Mr. Packer commented that he would like to visit with the Planning Commission about the idea of establishing a formal rural residential zone that does not have to be configured according to the planned unit development concept. He said it is something that is needed in this community and he will discuss it with Staff so they can make a recommendation to the Planning Commission.

**APPLICATION #3053 / LAND USE ACCEPTANCE PER UTAH CODE 10-9a-305 / BOX ELDER HIGH SCHOOL ADDITION & REMODEL / 380 SOUTH 600 WEST:**

Jim Christensen, Facilities Director for Box Elder School District, came forward to explain the application. Mr. Christensen said the determination for Box Elder High School was to replace most, if not all, of the existing classroom and instructional spaces. The school will be rebuilt in phases over the next two and a half years. Some of their priorities are to work toward improving student flow, cafeteria and library needs, as well as a few of the music and drama needs, including some minor improvements on the schools existing auditorium. There will also be improvements made to the athletic facilities. The old soccer field and driving range have been torn up and new soccer, baseball and softball fields will be built in that area. The existing driveway and breezeway part of the building will be demolished with the exception of the gymnasium and the small gymnasium. The locker rooms will be remodeled and the existing library and cafeteria will be demolished.

The new construction of the building will include two new classroom wings, student common area, cafeteria, kitchen, concessions area, training room, boiler room, wrestling rooms, and a fitness and weight room. They will be adding on to the back of auditorium, creating a scene shop and service yard. There will be some minor improvements to the existing choir and band rooms as well as some improvements to the little drama theater; those are the major changes that will take place. The vocational building will be staying, as it is. The natatorium, if budget allows, will have an addition with team and locker rooms.

Mr. Christensen said they will be impacting the City with two utilities. There is a telephone pole in the parking lot across the street from the school where the main power supply to the building comes from. The power supply then goes down underneath the building and the room it is located in and is regularly full of water, according to the Power Department staff. The power supply is 5kva, 2400/4160 voltage, which is not typically acceptable for schools anymore; that will need to be retrofitted. He said they are working with Brigham City Public Power to look at sources for coming into the building with the proper voltage. The existing water line comes in along side of one of the new driveways and the intent is to

tap into the City's nearest fire line. There is only one fire hydrant currently on the campus and they will be upgrading in order to comply with the fire code. The system will have to loop around the campus.

In terms of land use, Mr. Christensen said it will still facilitate the same age and group of students that it currently does and will not take on any new or additional space, at this time. They do hope there will be room to add on to the campus at some time in the future for things like parking, green space and other outdoor activities.

The new classroom wing will be built west of the existing auditorium. It will be a U-shaped, two story facility with an elevator and an open area in the center of the U. The new classrooms will not be air-conditioned but will be plumbed to circulate cold water through there in the future; they would have to install a water chiller outside, at some point, to connect it. That is not one of their highest priorities. The new circulation systems will meet the Health Departments requirements and they intend to do everything they can to make it more comfortable. The auditorium will gain air-conditioning, as part of the remodel.

Mr. Christensen said they met with Staff and addressed the concerns with setbacks, traffic patterns and such. They will be impacting the driveways and they have been addressed for school busses to allow as much turning room as they can to try and get more of the busses off of the street when they are loading and unloading students. He said they felt they have made some improvements with bus traffic as well as trying to address special needs. He said they believe with the new bus runs and the faculty parking off the street, they will improve the flow of busses in and out of the campus. They run approximately 24 busses, five of which specifically deliver special needs students. Any bus that has a ramp or a way to accommodate special needs students will use the new parking lot and bus access which is located off of 400 South. The busses will also continue to go in front of the vocational building but it will be improved by widening the drive and clearing out some of the pedestrian traffic. There will also be a bus run in front of the building.

In regard to parking, Mr. Christensen said there will be a small gain in student parking and they will gain better faculty, handicap and visitor parking as well.

Mr. Christensen said someone was going to get back with him on whether or not the section of 300 South between 600 West to 800 West had been abandoned. He said, historically, it had not been and no one knew for certain if it had, since the building and football field have been in the way for nearly 50-years; they may be writing to the City to ask that it be abandoned. Mr. Bradley said the information they had at the time he met with the School Board was that road had not been abandoned or vacated. He said since that time, some research was done and Mr. Leishman found out that there is a gap of 10-feet, showing City property, between the two parcels which needs to be resolved to bring ownership of all the land into the name of the School Board. It is an item that will not hold this project up but it does need to be resolved.

In regards to the appreciable differences between Box Elder High (BEHS) and Bear River High (BRHS) Mr. Christensen said the dollar amount being spent on BRHS is \$25.2 million as compared to the \$30.8 million spent on BEHS. BRHS is more of a rambler-style building with multiple buildings of multiple vintages on that campus; there is also a smaller student population. The Superintendent of the School Board decided how to equitably look at the square footage and the number of students to divide the money between the two schools. Each school organized a committee to review their priorities and needs and so there are some similarities and also differences at both schools. The athletic fields at BEHS will be greatly improved and the athletic fields at BRHS will not be touched. The natatorium additions are basically identical except at BRHS they needed an additional spectator gymnasium and there will be additional seating added onto that building; BEHS on the other hand would rather have the dressing and team rooms around the existing gym improved. At BEHS most of the classrooms and instructional spaces will be demolished and replaced, with a few exceptions that will be remodeled. At

BRHS, about a third of the existing instructional space will be replaced. They will also be building a P.E. facility with artificial turf at BRHS. Those are some examples of the differences of the priorities and needs between the two schools.

Mr. Christensen stated that they are probably looking at three full years for the project to be complete. The two classroom wings are intended to be completed in time for student occupation a year from now, at which time the rest of the existing building will be demolished. For one year, the administration and counselors will occupy the very north end of the current building and everything from the breezeway south will be demolished.

**MOTION:** A motion was made by Reese Nielsen to approve application #3053 with the stipulation that all Staff and Engineering comments are complied with; based on the finding of fact that such use will not under the circumstances of the particular case be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity; that such use is found to be in compliance with Utah Code 10-9a-305 and 53a-20-108 and that such use is in compliance with the Brigham City General Plan. The motion was seconded by Lynda Berry and passed unanimously.

#### **DISCUSSION:**

#### **APPLICATION #3054 / MACE SUBDIVISION SKETCH PLAN / 1200 S. HWY 89-91 / BOB THURGOOD:**

This is the concept plan for a proposed subdivision known as the Mace Subdivision. The areas that have consideration for Brigham City are the lots that are currently owned by the Thurgoods. At this point, the concept plan is being brought to the Planning Commission to receive input in preparation for this area being in the overlap area between Brigham City and Perry. Development in this area requires the Joint Advisory Board (JAB) to make a recommendation to the Planning Commission and then it would move to the Land Use Authority. Close to Highway 89/91, the City owns a parcel that is in Perry where the road would come off of the Highway. Much of 1200 South will be in Perry and in the JAB meeting, maintenance of that road will need to be discussed.

Bryce Thurgood came forward. He went over the map and explained the plan to the Commissioners. He said the 1100 South access into USU Extension is a temporary access and their plans are eventually to access it on the south side of the campus and the 1100 South access will be discontinued; according to the meetings he has had with them. Mr. Thurgood said he is waiting for a few more things from Perry City and then they will trade some property with the State so they will have the property on the Brigham City side. He said they would have a partnership with the State on the road. He said they are going to buy lot 4 and then trade it.

Mr. Johnson explained that the property where the Sinclair gas station is located is on the Brigham City/Perry City limits and is split by the corporate boundaries. Lot 4 is the Mace and Thomas property, which the Thurgoods are acquiring. Staff has attended meetings with them when they have been negotiating with the Division of Facilities and Construction Maintenance (DFCM); they will be trading properties and in doing so the intent of the DFCM is to expand the USU campus. Brigham City owns lots 1 and 2 which are one piece and is known as the old Tanaguchi property and was purchased to take the road through. Lots 1 and 2 will be remnant parcels that can be sold. Lot 3 has an existing home on it that will remain. The placement of 1200 South needs to be formally decided between the two cities. As this goes through the JAB, there will be agreements written between the cities as to who will maintain the road and those types of items that still need to be worked out. Mr. Nielsen commented that one city should give the other city the road so that the road is entirely within one city. Mr. Johnson said that would more than likely be what happens. Mr. Thurgood said the road was designed to line up with the Indian Hills road across from Highway 89.

## **WORK SESSION – AGENDA REVIEW**

Mr. Bradley commented that at the previous meeting they had actually discussed quite a bit about Rocky Mountain Power including motions and he said care should be taken in work sessions as to save certain questions to be addressed when the meeting is actually in session and that application is open for discussion. This will prevent any applicants from potentially feeling as if decisions were made regarding their application before the meeting and prior to their representation. The review of Staff comments and the applications should continue as it has previously.

**MOTION:** A motion was made by Reese Nielsen to adjourn. The motion was seconded by Deon Dunn and passed unanimously.

The meeting adjourned at 8:04 p.m.

*This certifies that the regular meeting minutes of August 05, 2008 are a true and accurate copy as approved by the Planning Commission on September 16, 2008.*

Signed: \_\_\_\_\_

*Jeffery R. Leishman, Secretary*